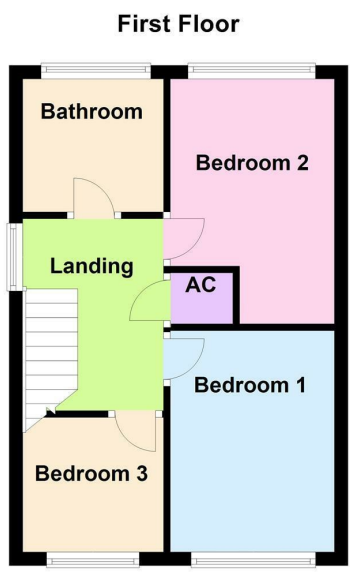
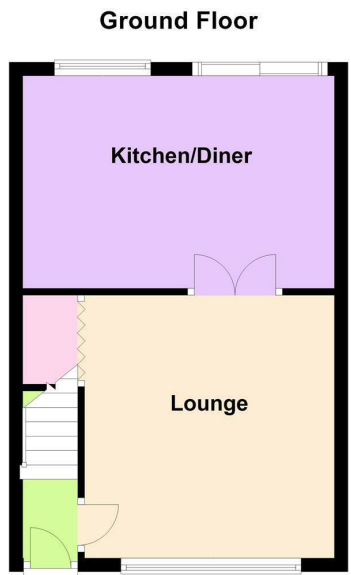


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
12'3x12'2 (3.73mx3.71m)
- Kitchen/Diner**
15'6x10'3 (4.72mx3.12m)
- Bedroom One**
10'11x9'3 (3.33mx2.82m)
- Bedroom Two**
11'3x8'4 (3.43mx2.54m)
- Bedroom Three**
8'3x5'8 (2.51mx1.73m)
- Bathroom**
6'7x6'1 (2.01mx1.85m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

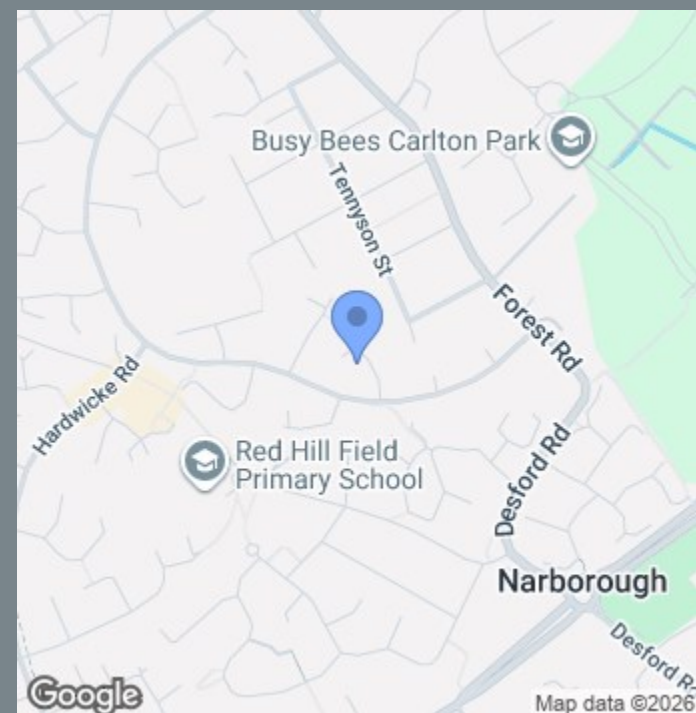
16 Clover Close, Narborough, Leicester, LE19 3FT
Offers In Excess Of £280,000

OVERVIEW

- Beautifully Presented Semi Detached Home
- Sought After Pastures Location
- Entrance Hall & Spacious Lounge
- Lovely Dining Kitchen
- Three Bedrooms and Family Bathroom
- Beautiful Enclosed Rear Garden
- Detached Garage
- Larger Than Average Plot
- Cul De Sac & Viewing Recommended
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



THE INSIDE STORY

Tucked away within a quiet cul-de-sac in a fabulous and highly sought-after location, this lovely semi-detached family home occupies a larger than average plot, offering both generous internal space and an impressive outdoor setting—ideal for growing families and those who enjoy entertaining. Upon entering, you are welcomed into a hallway that leads through to a bright and inviting lounge. This comfortable living space is centred around a charming feature fireplace, with a window to the front aspect allowing natural light to fill the room—perfect for relaxing evenings or cosy family time. To the rear, the dining kitchen forms the true heart of the home. Fitted with a range of shaker-style wall and base cabinets, complemented by stylish work surfaces, the space is both practical and attractive. There is ample room for a table and chairs, making it ideal for family meals, entertaining guests, or even as a social hub for day-to-day living. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces and allowing for plenty of natural light. Upstairs, the landing provides access to three well-proportioned bedrooms, offering flexibility for family life, guest accommodation, or a home office. The family bathroom serves the bedrooms and provides a functional and comfortable space. Externally, the property truly stands out. A driveway to the front provides off-road parking and leads to a detached garage, offering additional storage or secure parking. The rear garden is a particular highlight offering a fantastic outdoor space. With a patio area perfect for dining, a well-maintained lawn for children to play, and a further stoned seating area at the top of the garden, there are multiple spots to relax, entertain, and enjoy throughout the seasons. A wonderful home in a peaceful yet convenient location, offering both space and versatility an early viewing is highly recommended.

